

TOWN OF BUCKEYE, ARIZONA
MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD

FEBRUARY 22, 2005

1. CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

2. ROLL CALL

Board Members Present: Chair John Hawley, Annette Napolitano, Carol Kempiak,
Jim Zwerg, Ruben Jimenez, Dave Rioux and Tana Wrublik

Board Members Absent: None

Council Members Present: Chris Urwiller, Levi Beard

Staff Present: Dennis Zwagerman, Phil Garthright, Ian Dowdy, Bob Costello,
Woody Scoutten and Connie Meadows

3. APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the Regular Meeting minutes of February 8, 2005. Member Jimenez made a motion to approve the Regular Meeting minutes of February 8, 2005. The motion was seconded by Member Rioux. The motion passed unanimously.

4. WITHDRAWALS / CONTINUANCES / OLD BUSINESS: None

5. NEW BUSINESS: As Presented

5A. CASE NO. A04-27: Request by Landcor LLC, for the Annexation of approximately 77.7 acres as generally located south of Beloit Road and west of Rainbow Road into the Town of Buckeye. The applicant was not present for this project. Mr. Scoutten told the Board that the property is not in the flood planes. Member Wrublik made a motion to recommend approval of A04-27. The motion was seconded by Member Kempiak. The motion passed unanimously.

5B. CASE NO. RZ04-420: GRAFTON FARMS

Request by RBR Properties/TWJ Associates LLC for the Rezoning of approximately 79 acres generally located at the northeast corner of Turner Road and Lower Buckeye Road from RR, Rural Residential, to PR, Planned Residential. Molly Hold of TWJ Associates, LLC., presented the rezone to the Board. Mr. Zwagerman stated that this item was initially recommended for approval at the December 14, 2004, Community Development Board Hearing. However, there was a problem with the public notification where staff felt it was best to re-notify and hold a public hearing. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Rioux inquired as to which fire station will serve this community. Mr. Costello stated that currently there are two in planning. One is a temporary station which will serve the Westpark development. The other is a temporary fire station within the alignment of Sun Valley Parkway and Vanburen in the Tartesso Development. Ultimately there is a planned fire station in the development to the South, in the Westwind Newport Development. Member Rioux made a motion to recommend approval of RZ04-420. The motion was seconded by Member Zwerg. The motion passed unanimously.

5C. CASE NO. SP04-217: PALERMO'S PIZZA

Request by Roger Plate and Lucchesi Construction on behalf of Ardjent Tabaku for the approval of a Site Plan for a commercial structure to be located on one-third of an acre just east of the southeast corner of Monroe and 8th Street. Roger Plate and Mr. Lucchesi were present. The following stipulations were added by the Town Engineer. Stipulation "18" to read as follows: All buildings shall be equipped with fire protection as required by the sprinkler ordinance 37-02; and stipulation "19" to read as follows: The alley to the south of the property shall be paved as defined in section 7-2-1 of the Development Code of the Town of Buckeye. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to approve SP04-217. The motion was seconded by Member Rioux. The motion passed unanimously.

5D. TOWN OF BUCKEYE DEVELOPMENT CODE

Town of Buckeye Development Code amendment of Section 7-7-4, Preliminary Plat approvals. Mr. Zwagerman handed out a draft copy of the proposed changes. This amendment only applies to existing preliminary plats which were in on or after January 2001. Developments which have expired preliminary plats will automatically receive a two year extension provided continued work is being done on the infrastructure. The amendment proposes a two year time limit for preliminary plats with a two year extension. Member Rioux asked if the developer will have to adopt to any code changes that may occur within the two year time limit. Mr. Zwagerman stated that the Development Board will have the option to approve providing the developer has met the new standards. The Town Council approves the final plat. Member Rioux said he would like to see a one year extension rather than two providing any infrastructure problems. This was a discussion item only. A public hearing is scheduled for March 8, 2005.

6. COMMENTS FROM THE PUBLIC:

Mr. George D. Dignan of Buckeye, Arizona, stated his interest in serving on the Development Board.

7. REPORT FROM STAFF:

Staff reported that the next Development Board meeting will be held on March 8, 2005.

8. REPORT FROM THE DEVELOPMENT BOARD:

Member Kempniak inquired about the Kiosk program and the cleanup which has not taken place on Miller and Broadway at the Checker Auto store.

9. ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Napolitano made a motion to adjourn the meeting. Member Zwerg seconded the motion. The Meeting adjourned at 8:15 p.m.

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 22nd day of February, 2005, as approved by the Community Planning and Development Board on this 8th day of March, 2005. I further certify that the meeting was duly called and that a quorum was present.

Connie Meadows
Secretary to the Community Planning and Development Board

John Hawley, Chair